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3/350/2 Mettukuppam,
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 01/2023-2024/25-03-2024

Date: 3/25/24 1:44 PM

From:

Village Panchayat

Semmipalayam

To :

Mr.N.Muthusamy and two others
2/346, Chellikoundanputhur,
Sulur, Kumarapalayam,
Coimbatore – 641669.

Online Application Number: O35FYWHC

Sir/ Madam,

Sub :

Plot Approval - Department of Rural Development and Panchayats - Palladam Panchayat Union - Semmipalayam Village Panchayat and Semmipalayam Village Technical Approval for proposed plot area of 0.635 acres in G.S. No. : 32/2A2,32/2A3,32/2A4 & 32/2A5 Recognizing and granting final approval to subdivision - In relation to

Ref :

Website Application No : O35FYWHC/2024/TCP
DTCP TIRUPPUR No:25/2024 Date:24.01.2024

Body:

Proceedings of Semmipalayam Village Panchayat President/Executive Officer
Presiding : Mrs. Sheela Punniyamurthy

NO: 01/2024 Date: 25.03.2024
Subject : Plot Approval - Department of Rural Development and Panchayats - Palladam Panchayat Union - Semmipalayam Village Panchayat and Semmipalayam Village G.S. No. : 32/2A2,32/2A3,32/2A4 & 32/2A5 for proposed plot area of 0.635 acres. Grant of approval and final approval to Technical Approval Plot - Regarding
View : 1. Ordinance No: 71 Department of Rural Development Dated: 16.06.2003.
2. Ordinance No: 79 Housing and Urban Development Department Nov4(3) Dated:

04.05.2017.
3. Ordinance No: 18 Municipal Administration and Drinking Water Supply Department, dated: 04.02.2019.
4. Deputy Director Urban Development Tirupur Zone Website Application No : O35FYWHC/2024/TCP DTCP Tiruppur No:25/2024 Date:24.01.2024
5. Ordinance No : 138 Housing and Urban Development Nov 4(3) Department, Dated: 09.12.2020
6. Circular Letter No.4367/2019/BA2 dated 06.11.2019 of the Director of Urban Development, Chennai
7. Government Letter No.19113/No.V4(3)/2017-1 Department of Housing and Urban Development Dated: 30.08.2017
8. Circular Letter No.13686/2017/BA1 of Urban Development Commissioner, Chennai dated: 08.09.2017
9. Semmipalayam Panchayat Resolution No: 55/2023-2024 Date: 15-02-2024.
10. Date of Payment to Semmipalayam Village Panchayat Public Fund: 21.03.2024.
11. Balladam registrar their market value Amount of challan paid in bank : Rs. 53,400/- Date : 26.02.2024
12. Application Dated: 21.03.2024 by Mr.N.Muthusamy and two others.

Order:

Town Planning Department assistance for the proposed plot of 0.635 acres in Semmipalayam Village Panchayat, Semmipalayam Village, Tiruppur District, Palladam Panchayat Union No.: 32/2A2, 32/2A3, 32/2A4 & 32/2A5 - 0.635 Acres The Director has been granted technical approval for his action. The above proposed plot has been issued as M.W./N.U.(D.M.) No.: 25/2024. So plots allotted for Shy Residential Plots (EWS) are only 4 plots or 2570 Sq.

0.635 Acre X 1000 = 1000/-(Rupees One Thousand only) and the amount of plot development fee payable to the Panchayat is Rs.63,440/-(Rupees Sixty Three Thousand Four Hundred Forty Only) to Semmipalayam Panchayat General Fund Account Number as seen in view 10 through website (Date: 21.03 .2024) has paid as per 53,400/-(Rupees Fifty Three Thousand Four Hundred only) as per estimate. Paid into Govt Account No : DPC0217-60-800-AS22709 dated: 26.02.2024 under Govt.

Therefore, the approval of the plan and the allotment of the plot is granted subject to the conditions found in the annexure.

conditions :

1. DEPUTY DIRECTOR, URBAN HUMANIZATION, TIRUPUR MANDAL HIS LAND DIVISION M.V./N.U.(T.M.) No.: 25/2024 File No. N.C.No.: O35FYWHC/2024/TCP Date: 24-01-2024 All plots as indicated above must comply with conditions 1 to 18.
2. Office of the Assistant Director of Urban Development, Tirupur Zone shall be demarcated by boundary stones as mentioned in DTCP Tiruppur No: 25/2024 issued as per their process.
3. In case of receipt of notice to pay any fees other than the fee paid at the time of obtaining the plot permission, the owner shall be liable to pay the specified amount within seven days.
4. If any or all of the above conditions are violated or the plot is constructed in deviation from the approved plan, the owner shall be subject to action as per rules and shall be liable to fine.
5. This subdivision permission is subject to cancellation or modification if the Executive Officer considers that this subdivision permission has been improperly obtained or is likely to give rise to a mistake or for any reasonable cause appearing to him.
6. Assistant Director, Urban Development, Tirupur Zone vide his land division DTCP Tiruppur No: 25/2024 File No. N.C.No.: O35FYWHC/2024/TCP Date: 24.01.2024 Plot deed registration should be done only after all plots fulfill special conditions 1 to 6.
7. After the approval of the plot map, at the place where the plot has been approved, the decision numbering date of the plot approval and the plot map without any change / omission should be published for public view through a permanent information board of size 6"*4" at the entrance of the plot.
8. EWS plots should not be amalgamated or modified with plots allotted to economically backward people.
9. Approval of land map is subject to the provisions of the Tamil Nadu Panchayats Act, 1994 and the Tamil Nadu Towns and Town Planning Act.
10. Before construction of buildings on the land in the subdivision, permission should be obtained from the municipality for each building.
11. The permission of other departments of the Central State Government is permitted to be obtained at any stage for setting up plots.
12. Apart from the above conditions the map is approved subject to such conditions as may be imposed by the Government or the Panchayat Council from time to time.
13. If any of the above conditions are found to be violated the authorization will be canceled without any prior notice.

President/Executive Officer

Semmipalayam Village Panchayat

Palladam Union

Tirupur district

Link:
Office of the Assistant Director of Urban Planning, Tirupur Zone
Copy of their Process Action, Conditions and Diagram(Original-1)

Recipient:
Copy :
1. Deputy Director of Urban Development, Tirupur Zone.
2. Assistant Director (Land Survey), District Collector's Office, Tirupur.
3. Urban Development Commissioner, 867, Annasalai, Chennai-600 002.
4. Submitted to Assistant Director (Municipalities), Tirupur.
5. District Collector, Palladam Circle, Tirupur District.
6. Office of the Registrar, Palladam.

GOVERNMENT OF TAMILNADU
TRUTH ALONE TRIUMPHS

Village

Signature valid

Signed by: Village Panchayat President
Location:Tiruppur
Date:2024.03.25 13:44:11

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.